

OCEAN BEACH MARINE CENTERS

700 Barramore Avenue
Lanoka Harbor, NJ 08734
Phone (609) 242-2200

WINTER STORAGE CONTRACT 2026

This Agreement is between Nassau Marina Holdings, LLC doing business as Ocean Beach Marine Centers (hereinafter referred to as the "OBMC", and the Owner and the Boat identified below (hereinafter referred to as "Owner").

Owner's Name: _____

Address: _____

Owner's Contact Information:

Home Telephone No.: _____

Cell Phone No.: _____

Email: _____

Is Boat subject to a Lien:

☐ Yes ☒ No

If Yes,

Lender's Name: _____

Lender's Address: _____

I agree to purchase and pay for one of the following 2026 Winter Storage options:

_____ Winter Ground Storage (27 feet and up) at Ocean Beach Marine Centers – **\$36 per foot + TAX**

_____ Winter Ground Storage (up to 26 feet) at Ocean Beach Marine Centers – **\$29 per foot + TAX**

_____ Winter Home Storage (up to 26 feet) within 5 mile radius of OBM (Lanoka Harbor) - **\$31 per foot + TAX**

_____ Jet Ski / Wave Runner Package (Includes Winterization and Shrink Wrap) - **\$650 per unit + TAX**

***WINTER STORAGE FEE INCLUDES A HAUL OUT IN THE FALL, POWER WASHING OF THE BOTTOM, BLOCKING AND RE-LAUNCH IN THE SPRING.**

BOAT MAKE: _____ BOAT MODEL: _____

LENGTH OVERALL ("LOA") _____ FEET

COST PER FOOT: \$ _____

DISCOUNT (If Applicable) \$ _____

SALES TAX \$ _____

WINTER STORAGE TOTAL \$ _____

CREDIT CARD # _____ EXP DATE _____ SEC CODE _____

NOTICE: A 3.0% convenience fee will be assessed on all MasterCard, Visa, Discover Card and American Express credit card transactions. NO transaction fee will be assessed on payments made by cash, check, electronic check and debit card payments.

Storage and Winterize Payment Terms

All customers must provide valid credit card information when completing the 2026 Winterization and Winter Storage form regardless of actual payment method. Your credit card will only be charged if you are using it as your method of payment, or if your outstanding bill is not paid in full within 7 days from the date of completion.

Winter Storage Season is October 15 through April 15. If arrangements have not been made by April 15 for Spring Launch, your boat will be subject to a yard storage fee of \$5.00 per foot*

RULES AND REGULATIONS

- 1) No one, including the boat owner, may live aboard the boat while the boat is in storage for any length of time.
- 2) No work may be performed on the boat in the yard without prior written notice. (Email is acceptable notice)
- 3) No boat is permitted to be plugged into electric while the owner is not present.
- 4) Customers performing their own services must disconnect all batteries when not working on the boat.
- 5) Owner represents and warrants that owner is the lawful owner of the boat and that the boat does not contain any environmentally hazardous materials or safety issues.
- 6) Owner must maintain and show proof of liability and property damage insurance with a minimum of \$300,000 of coverage naming Ocean Beach Marine Centers as additional insured.
- 7) No outside contractors are permitted to work on OBMC property without the express written consent from the Service Department Manager and upon providing proof of Liability Insurance naming OBMC as Loss Payee in the amount of \$1 million.
- 8) The customer agrees to leave all batteries and sufficient tie lines with boat prior to turning the boat over to Ocean Beach Marine Centers for storage and/or winterization. The customer understands that an additional fee will be assessed if these items are not provided with the boat (please note: keys must be left in the boat or with the Service Department).
- 9) If you are dropping off your boat at an OBMC slip, it is the customer's responsibility to make sure the lines are tied properly and the boat is secured. OBMC is not held responsible for any damage to the boat while in our slip.
- 10) All holding tanks, porta-potties, and self-contained heads are the boat Owner's responsibility and MUST be emptied prior to storage and/or winterization. **There will be a \$210 charge if OBMC has to empty the tanks.**

Limitation of Liability, Insurance, Release, Indemnification

Please read this document carefully as you are obligating yourself to OBMC. This is fully intended to be a legally binding contract.

- 1) **INSURANCE:** Owner shall at all times while the boat is en route, at, and after departure from OBMC, and at owner's own cost and expense, maintain liability and property damage insurance and hull coverage (which insurance shall provide primary rather than secondary coverage) on the boat with liability limits in amounts sufficient to insure performance by owner of the hold harmless and indemnity provisions contained herein, and shall have OBMC expressly identified in the insurance policy as an additional named insured. Owner shall in any event carry liability insurance and property damage insurance, with accidental pollution coverage, with limits of at least \$300,000. OBMC requires and owner agrees to provide before delivery of the boat to the facility, evidence satisfactory to OBMC of compliance with owner's obligation to insure. Owner's failure to comply or to demonstrate compliance, with this provision, however, does not in any way constitute a waiver by OBMC of this provision. In its sole discretion, OBMC has the right to refuse to accept for storage, any boat for which proof of the required insurance is not presented.
- 2) **LIENS; RIGHT TO REFUSE TO RELEASE THE BOAT; AND NO WAIVER OF WAREHOUSEMAN'S LIEN.** Owner warrants, agrees and represents that Owner will pay all charges set forth in this Agreement as billed by OBMC and OBMC shall be entitled to a possessory lien against the boat for any and all monies due and owing OBMC under this Agreement. Marina shall have all liens provided under United States Federal Maritime Law, State Law, and such other liens, rights, and remedies including the right to sell the boat at public auction, as each may be applicable. The parties expressly agree that OBMC shall have the right to refuse to release the boat or permit the boat to leave the facility unless and until owner has paid all sums due under this agreement and arising out of or in any fashion related to storage, services, or goods supplied to owner and the boat. Owner also agrees to not permit any lien or other encumbrance to be created or placed against the boat while it is in OBMC's possession. The parties also agree that no part of this agreement shall be construed or interpreted to mean that OBMC has waived any rights it may have under any other provision of statutory and common law to assert a Warehouseman's, Repair Artisan's or other similar storage lien or any Federal Maritime Lien or any State Lien against the boat.
- 3) **DAMAGE TO OWNER'S BOAT, TRAILER, AUTOMOBILE OR OTHER PERSONAL PROPERTY:** OBMC shall not be responsible for or have any liability whatsoever for any loss, damage, personal injury or loss of life or property within the control of OBMC, its employees or its agents in connection with (1) the company's premises or the use of its storage space; (2) the Owner's vessel, motor, accessories, including dock box, fenders, tools, and associated equipment; *any loss due to fire, theft, vandalism, collision, or acts of God such as: windstorm, rain, tornado or any other casualty loss.*
- 4) **WAIVER OF SUBROGATION:** Owner, for himself and assigns hereby knowingly, irrevocably and expressly WAIVES any and all rights to assign and/or subrogate cause of action and/or claims that Owner may have against OBMC and its officers, employees, agents, successors and assigns and covenants and guarantees to them that Owner shall not make such assignment(s). This provision is, and is intended by the parties to be, a waiver of subrogation clause an/or right to assign causes of action or claims Owner may have again OBMC, its officers, agents, employees and successors.
- 5) **OWNER'S RELEASE:** To the fullest extent permitted by law, Owner hereby assumes the risks occasioned by use of this license and the condition and use of the marina facilities, amenities, services and property. Owner hereby knowingly releases and shall defend, indemnify and hold harmless OBMC and its officers, employees, agents, successors and assigns, ("indemnities") from and against any and all cost, expenses and liability (including but not limited to judgments, awards, attorney fees and verdicts) arising out of demand, claims, damage or injury (including death) to the person or property of Owner, Owner's children, other family members, guests, invitees, agents and their personal representative(s), assign(s), heir(s) and next of kin, whether caused by the negligence of or through the acts or omissions of the indemnities or by any other cause whatsoever except indemnities sole negligence or intentional injury.
- 6) **THIRD PARTY HOLD HARMLESS:** To the fullest extent permitted by law, Owner hereby knowingly releases and shall defend, indemnify and hold harmless OBMC and its officers, employees agents, successors and assigns ("indemnities") from and against any and all costs, expenses and liability (including but not limited to judgments, awards, attorney fees and verdicts) to third persons, their personal representative, successors, assigns, and next of kin, for any and all loss or damage, and any claim or demands therefore, on account of injury to person (including death) or property of such third person, arising out of or relating to Owners boat and/or negligence or intentional tort of Owner, Owner's children, other family members, guest, invitees, agents, or any of them, whether caused by the negligence of or through the acts or omissions of the indemnities or by any other cause whatsoever except indemnities sole negligence or intentional injury.
- 7) **DAMAGE PAYMENTS:** Whether covered by Owner's insurance policy or not, Owner shall be responsible for and shall promptly, upon demand, pay OBMC, their customers and/or any Government for any damage caused to OBMC, their customers and their property or Government property by Owner, his boat, his crew, his family, guest, invitees, employees or agents. Owner shall be responsible for and shall promptly, upon demand, pay OBMC for, any damage, expense or liability incurred by the marina due to Owner's failure to comply with this license, applicable laws and Rules and Regulations or due to any pollution created by, caused by, or contributed to by Owner or Owner's boat.
- 8) **LIMITATION ON DAMAGES RECOVERABLE:** If, notwithstanding the above limitations on liability, OBMC should be determined to be liable to Owner for damages to persons or property, OBMC liability shall be limited to a sum equal to Owner's applicable insurance deductible actually paid by Owner in each instance.
- 9) **NO SPECIAL DAMAGES:** In no event shall OBMC be liable for special or consequential damages such as, but not limited to, loss of revenue or profits, or for exemplary damages.
- 10) **OWNER'S ACKNOWLEDGMENT:** Owner acknowledges that Owner has read understood and voluntarily executes this specific Release and Indemnification, assumption of risk and waiver of rights and further agrees that no other representation, statements or inducements apart from the foregoing written agreement and license have been made. Owner is aware that this release of liability indemnification, assumption of risk and waiver of rights is a contract between Owner and OBMC and Owner is signing this of his/her own free will.

NOTICE TO OWNER

DO NOT SIGN THIS AGREEMENT BEFORE YOU READ IT AND FULLY UNDERSTAND ALL TERMS, COVENANTS, AND CONDITIONS CONTAINED HEREIN. THIS AGREEMENT CONSISTING OF FOUR (4) PAGES (including the Winterization Form 2026) WAS EXECUTED

THIS, _____ DAY OF _____, 2026.

IN WITNESS WHEREOF, THE parties hereto as of the date first above written have duly executed this Winter Storage Contract.

OWNER

OCEAN BEACH MARINE CENTERS

Signature: _____

Signature: _____

Name: _____

Name: _____